041.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,600 / 914,600
					USE VALUE:	914,600 / 914,600
					ASSESSED:	914,600 / 914,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOULIS JOANNA
Owner 2:	
Owner 3:	
Street 1:	40 DARTMOUTH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2958 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	465,900	4,700	444,000	914,600
Total Card	0.103	465,900	4,700	444,000	914,600
Total Parcel	0.103	465,900	4,700	444,000	914,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.20 | /Parcel: 309.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	466,000	4700	4,500.	444,000	914,700	914,700	Year End Roll	12/18/2019
2019	104	FV	360,900	4700	4,500.	471,800	837,400	837,400	Year End Roll	1/3/2019
2018	104	FV	360,900	4700	4,500.	344,100	709,700	709,700	Year End Roll	12/20/2017
2017	104	FV	338,100	4700	4,500.	299,700	642,500	642,500	Year End Roll	1/3/2017
2016	104	FV	338,100	4700	4,500.	255,300	598,100	598,100	Year End	1/4/2016
2015	104	FV	300,700	4700	4,500.	249,800	555,200	555,200	Year End Roll	12/11/2014
2014	104	FV	300,700	4700	4,500.	205,400	510,800	510,800	Year End Roll	12/16/2013
2013	104	FV	313,100	4700	4,500.	195,400	513,200	513,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3411

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13282-433		9/9/1977		54,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	478	Re-Roof	8,200					

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	Permit Insp	PC	PHIL C
4/16/2009	Measured	163	PATRIOT
4/17/2000	Inspected	263	PATRIOT
3/1/2000	Measured	264	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

PRINT

Date	Time
12/10/20	18:40:21

LAST REV

Date	Time
06/02/15	11:29:26

philc

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 27900

GIS Ref:

GIS Ref:

Insp Date: 04/16/09

!3411!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	27900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08640897
Const Adj.:	0.98980200
Adj $ / SQ:	182.806
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	633068
Depreciation:	167130
Depreciated Total:	465938

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

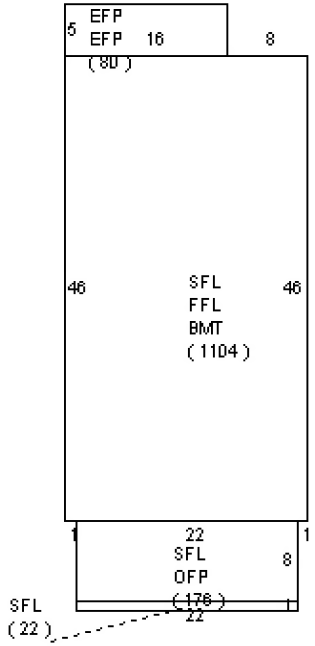
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.81
Special Features:	0	Val/Su Net:	121.14
Final Total:	465900	Val/Su SzAd	193.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,302	182.810	238,013
BMT	Basement	1,104	72.670	80,223
FFL	First Floor	1,104	182.810	201,818
OFP	Open Porch	176	25.610	4,508
EFP	Enclos Porch	160	43.790	7,006

Net Sketched Area:	3,846	Total:	531,568
Size Ad	2406	Gross Are	3846	FinArea	2958
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700